044.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,063,300 / 1,063,300
					USE VALUE:	1,063,300 / 1,063,300
					ASSESSED:	1,063,300 / 1,063,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
139	-141	FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MELLEA BRIAN C/TRUSTEE
Owner 2:	139-141 FRANKLIN ST REALTY TR
Owner 3:	
Street 1:	25660 LA LANNE COURT
Street 2:	
Twn/City:	LOS ALTOS HILLS
St/Prov:	CA Cntry: Own Occ: N
Postal:	94022 Type:

PREVIOUS OWNER

Owner 1:	MELLEA BRIAN CARL -
Owner 2:	-
Street 1:	28 HILLCREST ROAD
Twn/City:	MEDFIELD
St/Prov:	MA Cntry:
Postal:	02052

NARRATIVE DESCRIPTION

This parcel contains 9,842 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2920 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9842.000	486,400	4,700	572,200	1,063,300
Total Card	0.226	486,400	4,700	572,200	1,063,300
Total Parcel	0.226	486,400	4,700	572,200	1,063,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.14 | /Parcel: 364.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 31343

GIS Ref

GIS Ref

Insp Date 11/10/18

!3770!

PREVIOUS ASSESSMENT

Parcel ID 044.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	486,500	4700	9,842.	572,200	1,063,400	1,063,400	Year End Roll	12/18/2019
2019	104	FV	373,100	4700	9,842.	608,000	985,800	985,800	Year End Roll	1/3/2019
2018	104	FV	373,100	4700	9,842.	443,500	821,300	821,300	Year End Roll	12/20/2017
2017	104	FV	349,000	4700	9,842.	386,200	739,900	739,900	Year End Roll	1/3/2017
2016	104	FV	349,000	4700	9,842.	329,000	682,700	682,700	Year End	1/4/2016
2015	104	FV	309,200	4700	9,842.	321,900	635,800	635,800	Year End Roll	12/11/2014
2014	104	FV	309,200	4700	9,842.	264,600	578,500	578,500	Year End Roll	12/16/2013
2013	104	FV	322,400	4700	9,842.	251,800	578,900	578,900		12/13/2012

PRINT

Date	Time
12/10/20	18:55:35

LAST REV

Date	Time
04/09/19	14:56:44

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3770

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MELLEA BRIAN CA	66538-56		12/16/2015	Convenience	1	No	No		
MELLEA BRIAN CA	54709-6		5/20/2010	Family	1	No	No		
	15287-255		10/1/1983		128,011	No	No		Y

USER DEFINED

Prior Id # 1:	31343
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2018	1489	Re-Roof	3,350	C				
1/15/2016	63	Solar Pa	3,000					install 13 solar p
11/6/2015	1738	Manual	3,227					
11/24/1998	815	Manual	2,554					REROOF
6/25/1996	279	Manual	5,000					REPAIR PORCHES
9/17/1993	460	Manual	4,000					REPAIR PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
1/17/2009	Meas/Inspect	197	PATRIOT
3/21/2000	Inspected	276	PATRIOT
3/3/2000	Measured	263	PATRIOT
8/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9842		Sq. Ft.	Site		0	80.	0.73	1									572,206						572,200	

Total AC/HA: 0.22594 | Total SF/SM: 9842 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 572,206 | Spl Credit | Total: 572,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00958896
Const Adj.:	0.98990101
Adj $ / SQ:	169.897
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	704916
Depreciation:	218524
Depreciated Total:	486392

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	6	2	
Totals			
2	12	5	

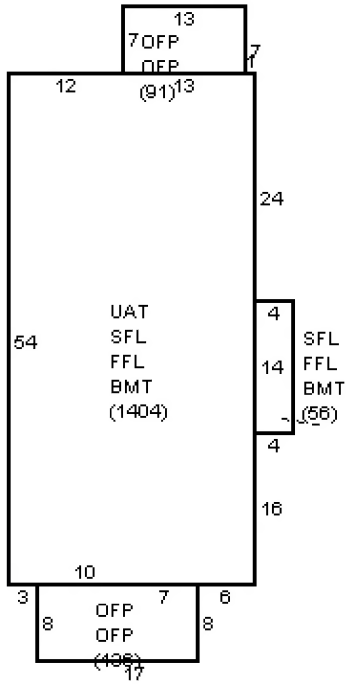
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	169.90
Special Features:	0	Val/Su Net:	93.81
Final Total:	486400	Val/Su SzAd	166.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,460	50.970	74,415
FFL	First Floor	1,460	169.900	248,049
SFL	Second Floor	1,460	169.900	248,049
OFP	Open Porch	454	19.930	9,049
UAT	Upper Attic	351	67.960	23,854

Net Sketched Area:	5,185			Total:	603,416
Size Ad	2920	Gross Are	6238	FinArea	2920

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 044.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1926	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700